



ORDERED in the Southern District of Florida on November 2, 2018.

A handwritten signature in black ink that reads "Mindy A. Mora".

Mindy A. Mora, Judge  
United States Bankruptcy Court

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UNITED STATES BANKRUPTCY COURT  
SOUTHERN DISTRICT OF FLORIDA  
WEST PALM BEACH DIVISION  
[www.flsb.uscourts.gov](http://www.flsb.uscourts.gov)

IN RE:  
PRIME SOURCE ACCESSORIES, INC.  
Debtor.

CASE NO.: 18-20158-MAM  
CHAPTER 11

**ORDER GRANTING DEBTOR'S MOTION TO REJECT UNEXPIRED COMMERCIAL  
LEASE WITH PEACOCK DEVELOPMENT/TREASURE  
COAST L.L.C. D.B.A. NORTH STUART CENTRE AND TO SELL FURNITURE,  
FIXTURES AND EQUIPMENT LOCATED AT THE LEASED PREMISES**

THIS CAUSE came before the Court on November 1, 2018, upon the Debtor's Motion to Reject Unexpired Commercial Lease with Peacock Development/Treasure Coast L.L.C. D.B.A. North Stuart Centre and to Sell Furniture, Fixtures and Equipment Located at the Leased Premises (C. P. # 61) and the Court having reviewed the file, heard argument of counsel and being otherwise duly advised in the premises, it is

ORDERED and ADJUDGED as follows:

1. The Debtor's Motion to Reject Unexpired Commercial Lease with Peacock Development/Treasure Coast L.L.C. D.B.A. North Stuart Centre and to Sell Furniture, Fixtures and Equipment Located at the Leased Premises (C.P. #61) is GRANTED, *Nunc Pro Tunc* to October 31, 2018.

2. The unexpired commercial lease with Peacock Development/Treasure Coast L.L.C. D.B.A. North Stuart Centre is deemed rejected *nunc pro tunc* to October 31, 2018.

3. The Debtor is authorized to sell the furniture, fixtures and equipment located in the office premises without further order of this Court and deposit funds from any sale in the Debtor in Possession bank account.

4. To the extent the Debtor is unable to sell any the furniture, fixtures and equipment located in the office premises, the Debtor is authorized to abandon the FF&E to Peacock Development/Treasure Coast L.L.C. D.B.A. North Stuart Centre as having de minimus value.

5. Certain FF&E has been previously sold. The Debtor received net proceeds of \$1,749.00, which was deposited in the DIP account. Attached hereto as **Exhibit "A"** is a detailed listing of the FF&E that has been sold with the sales price received. The remaining items that have not been sold will be abandoned to the landlord

6. Nothing herein shall be construed that the Debtor is rejecting Storage Unit E4, which is leased by the Debtor under a separate lease agreement.

7. **Any Claim arising from the rejection of the Contracts and/or Leases set forth in the Motion and referenced above shall be filed by the claims bar date set by this Court, specifically, December 31, 2018.**

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**Submitted By:**

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**Copies furnished to:**

Craig I. Kelley, Esq., is directed to serve copies of this order on the parties listed on the attached mail list and file a Certificate of Service.

## Equipment List for Stuart Office

Item	Liquidation Value	Qty	Suggested Sale Price	Final sale Amount
Cubicles	\$ 100.00	8	\$ 800.00	-
Reception Desk	\$ 100.00	1	\$ 100.00	-
Conference Table	\$ 100.00	2	\$ 200.00	-
Desks	\$ 50.00	2	\$ 100.00	-
Office Suite	\$ 250.00	1	\$ 250.00	-
4 drawer lateral file	\$ 35.00	1	\$ 35.00	-
2 drawer lateral file	\$ 25.00	1	\$ 25.00	-
training table	\$ 50.00	4	\$ 200.00	-
conference chairs	\$ 20.00	4	\$ 80.00	-
rolling office chairs	\$ 20.00	12	\$ 240.00	\$ 400.00
Credenza	\$ 30.00	2	\$ 60.00	\$ 60.00
B/W Laser Printer	\$ 100.00	1	\$ 100.00	\$ 150.00
Color Laser Printer	\$ 100.00	1	\$ 100.00	\$ 100.00
iMac's	\$ 100.00	3	\$ 300.00	\$ 859.00
Refrigerator	\$ 50.00	1	\$ 50.00	\$ 50.00
Rolling Racks	\$ 5.00	12	\$ 60.00	\$ 40.00
Shredder	\$ 10.00	1	\$ 10.00	-
Barcode Printer	\$ 50.00	1	\$ 50.00	\$ 70.00
Ladder	\$ 15.00	1	\$ 15.00	\$ 20.00
			\$ 2,775.00	\$ 1,749.00